

**CHARTER TOWNSHIP OF GARFIELD  
PLANNING COMMISSION MEETING  
September 28, 2016**

**Call Meeting to Order:** Chair Racine called the meeting to order at 7:00pm at the Garfield Township Hall, 3848 Veterans Drive, Traverse City, MI 49684.

**Roll Call of Commission Members:**

Present: Kit Wilson, Chris DeGood, John Nelson, Gil Uithol, Pat Cline, Joe Robertson, and John Racine

Staff Present: Brian VanDenBrand

**1. Review and Approval of the Agenda – Conflict of Interest (7:01)**

*Uithol moved and Wilson seconded to approve the agenda as presented.*

*Yeas: Uithol, Wilson, Nelson, DeGood, Cline, Robertson, Racine*

*Nays: None*

**2. Minutes (7:01)**

**a. September 14, 2016 Regular Meeting Minutes**

*DeGood moved and Robertson seconded to adopt the Regular Meeting Minutes of September 14, 2016 as amended noting that the names of the Progressive AE consultants should be Lazdins and Kline; and that Nelson is misspelled in item #1.*

*Yeas: DeGood, Robertson, Nelson, Cline, Uithol, Wilson, Racine*

*Nays: None*

**3. Correspondence (7:02)**

None

**4. Reports (7:02)**

**Township Board Report**

Wilson had no report.

**Planning Commissioners**

Nelson said that he attended the ribbon cutting ceremony formally opening the new bridge on Cass Road. The first person to cross the new bridge was former Planning Commissioner Jack Robbins in his 1954 John Deere Tractor.

Chris DeGood said he attended the ribbon cutting for the Buffalo Ridge Trail.

**Planning Department**

**5. Business to Come Before the Commission**

**a. PD 2016-59 Bill Marsh Tech Center Findings of Fact (7:04)**

The application requests a special use permit to allow the construction of a 2,400 square foot used vehicle sales office on the property at 1780 Barlow Street. Automobile dealerships can be authorized by special use permit in the I-G (General Mixed-Use Industrial Business) District. The application also proposes a 3,800 square foot addition to an existing body and repair shop. This application was introduced on August 10, 2016 and a public hearing was held on September 14, 2016.

*Wilson moved and Cline supported THAT the Findings of Fact in support of approval of application SUP-2016-03, Bill Marsh Tech Center, BE ADOPTED.*

*Yeas: Wilson, Cline, DeGood, Uithol, Robertson, Nelson, Racine*

*Nays: None*

*Wilson moved and Robertson seconded THAT the application for Special Use Permit #2016-03, Bill Marsh Tech Center, BE APPROVED subject to the following conditions:*

- 1) The applicant shall attempt to relocate the mountain ash tree which is in the proposed parking lot. If the relocated tree is not in a healthy living condition after one (1) year, then the applicant will work with staff to establish two (2) appropriate replacement trees in its place.*
- 2) The applicant shall provide two (2) full sized plan sets, one (1) 11x17" plan set and one electronic copy of the full application (in PDF Format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.*
- 3) The applicant shall record promptly the Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Township within ninety (90) days of final approval by the township or approval shall be considered to have expired.*

*Yeas: Wilson, Robertson, Cline, Uithol, DeGood, Nelson, Racine*

*Nays: None*

**b. PD 2016-56 Crown PUD Amendment – Findings of Fact (7:07)**

The applicant has requested to build four transient stay and play units at 2420 West Crown Drive within the Crown Townhouse Condominium and in close proximity to the pro shop and Mulligan's Restaurant. On September 14<sup>th</sup>, the Planning Commission held a public hearing and then

directed staff to prepare Findings of Fact in favor of the application subject to limitations.

Commissioners discussed the Findings of Fact and decided to make item 3d not applicable and better define language in condition #1.

First motion:

*Robertson moved and Wilson supported THAT the Findings of Fact for Major Amendment Application SUP-1990-10-L, to identify four “stay and play” units as a “generally acceptable use” at the Crown Townhouse Condominium within the Crown Planned Unit Development BE APPROVED.*

*Yeas: Robertson, Wilson, Nelson, Uithol, DeGood, Cline, Racine*

*Nays: None*

*Nelson moved and Robertson supported THAT Major Amendment Application 1990-10-L, to identify four “stay and play” units as a “generally acceptable use” at the Crown Townhouse Condominium within the Crown Planned Unit Development, be RECOMMENDED FOR APPROVAL to the Township Board subject to the following conditions:*

- 1) The “stay and play” transient use shall be limited to golfers who are playing the Crown Golf Course between May 1 to October 31 of each calendar year. Outside of that defined time period, the units may not be rented for periods of less than thirty (30) consecutive calendar days.*
- 2) Final review and approval of the stay-and-play units shall be subject to Special Use Permit.*
- 3) The applicant shall provide two (2) full sized plan sets, one (1) 11x17” plan set and one electronic copy of the full application (in PDF Format) with all updates as required by the conditions of this approval and indicating compliance with all provisions of the Zoning Ordinance.*
- 4) The applicant shall record promptly the Report and Decision Order (RDO) and any amendment to such order with the Grand Traverse County Register of Deeds in the chain of title for each parcel or portion thereof to which the RDO pertains. A copy of each recorded document shall be filed with the Township within ninety (90) days of final approval by the township or approval shall be considered to have expired.*

*Yeas: Nelson, Robertson, Uithol, DeGood, Wilson, Cline, Racine*

*Nays: None*

7. **Public Comment (7:20)**

Joanne Brzozowski commented on the Crown PUD matter and asked for building plans.

Dorothy Grow commented on the proposed stay and play at the Crown Golf Course.

Susan Aperson commented on the proposed stay and play use.

8. **Items For Next Agenda (7:26)**

- a. Grand Traverse Mall Signage

Wilson said that the Lucky's Market lawsuit has been resolved.

Planning Commissioners asked about Dick's Sporting Goods and Lucky's Market and the trail in front of the Buffalo Ridge Development.

9. **Adjournment**

*Nelson moved to adjourn the meeting at 7:29pm.*



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Joe Robertson, Secretary  
Garfield Township Planning  
Commission  
3848 Veterans Drive  
Traverse City, MI 49684